

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING AND PUBLIC HEARINGS
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
September 2, 2015, 7:06 PM**

PRESENT –

Commission Chair Holdaway
Commissioner Angela Kohl
Commissioner Daniel Pace
Commissioner Kelly Wixom
Commission Alternate Chris Judd

ABSENT -

Commissioner Garrett Smit
Commission Alternate Blackburn
Commission Alternate Don Cosney

STAFF PRESENT–

Planner Nathan Crane, Engineer Don Overson, Deputy Recorder Kinsli McDermott

OTHERS PRESENT– John Janson and Jake Young - Civil Solutions, Mike Hutchings and Stewart Park - Anderson Geneva, Resident Marcus Jessop, Resident Christy Welsh, Leighton Jensen - Representative for Rob Tubman, Wayne Sorenson - Master Craft

The Vineyard Town Planning Commission held a regular meeting on Wednesday, September 2, 2015, starting at 7:06 PM in the Vineyard Town hall. The invocation was offered by Resident Tyce Flake.

REGULAR SESSION - The meeting was called to order at 7:06 PM.

OPEN SESSION - Citizen Comments

Chairman Holdaway asked for public comment. None was given.

MINUTES REVIEW AND APPROVAL

Motion: COMMISSIONER PACE MOVED TO ACCEPT THE MINUTES OF JUNE 3, 2015 AS WRITTEN. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

BUSINESS ITEMS

5.1 Public Hearing – Town Center Ordinance -

Public Hearing will be held to receive public comment on the proposed Rezoning of the Town Center Ordinance. The applicant is requesting the following amendments:

- The Applicant is requesting to amend Section 740 Transit Center Zoning District, and Section 750 Lake Oriented Mixed Use District by replacing these sections with a new section titled Section 740 Vineyard Town Center Zone.

- *The Applicant is requesting to rezone parcels 40:455:004, 40:455:003, and 17:024:002 from Lake Oriented Mixed Use to Vineyard Town Center Zone.*
 - *The Applicant is requesting to rezone the parcel west of the Vineyard Connector right of way, east to the existing railroad tracks from 1600 N. South to the 1200 N. Alignment from I-1 Industrial to Vineyard Town Center Zone.*
 - *The Applicant is requesting to amend the land use definitions for The Transit Center, and the Lake Oriented Mixed Use land use categories.*
 - *The Applicant is requesting to amend Chapter 6 of the Vineyard Town Zoning Ordinance relating to the adoption of the new Vineyard Town Center Zone.*
- The Planning Commission will review the requests and make appropriate action.*

Mr. Crane began by giving a brief introduction of the Town Center District (TCD). He then turned the time over to John Janson and Jake Young with Civil Solutions. Mr. Janson reviewed the process for the TCD area, and noted that the TAC meetings were held each Friday to fine tune the TCD proposal. He talked briefly about areas that may have transportation issues in the future. Mr. Janson and Mr. Young reviewed the highlights and key points of the proposal. They addressed the types of uses that would be allowed within the TCD and the key features of each use.

Motion: COMMISSIONER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 7:26 PM. COMMISSIONER WIXOM SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Chairman Holdaway asked for public comment.

Mr. Hutchings with Anderson Geneva Development said they had a good experience with the planning process and were pleased with the results of the proposal. He said they had good communication with the planners during the process and that it was helpful for Anderson Geneva to attend the field trips. He thought the proposal was a very good product, but that it needed to be viewed as a work in progress. He said he appreciated the detail within the proposal and appreciated the flexibility that some discretion was given to the town engineer. He asked the commissioners to consider giving similar discretion to the town planner in particular sections. Mr. Hutchings said there was an issue with ratios on Page 40. He talked about his understanding of the section and how development needed multi-family housing units. However, he also explained that Anderson, as the property owner, made more money if there were office/warehouse building and commercial properties. He asked the Commissioners to consider allowing a minimum ratio of no more than 90% Residential to at least 10% Office/Retail within the TCS (Town Center Station) over 15 years. He said the intent would be to have more commercial.

Commissioner Wixom wondered how the 90% to 10% ratio compared to other cities. Commissioner Judd offered an answer to her question by recalling his trip to Portland with the higher density mostly around the station. Mr. Hutchings explained that their request for 90% :10% ratio was to avoid the square footage rule. Stewart Park noted that there were ebbs and flows in the economy. He explained that for the development to flourish, there shouldn't be strict

standards to prevent the development based solely on ratios. He also asked that they consider a minimum standard of no more than 75% residential and 25% commercial in the TCMU district.

Discussion continued regarding the proposed ratios for commercial and residential uses.

Commissioner Pace asked why 50% was originally suggested. Mr. Janson explained that it was a ratio that was put forth that they thought the town was fine with. He thought having 50% commercial and 50% residential would slow down development. He said residential was needed in order to support the commercial/retail.

Commissioner Pace asked Mr. Hutchings to define the reason behind 90%, 75% and 30%, and the suggested 15 years. Mr. Hutchings said it was an educated guess based on observation and experience. He said Anderson Geneva thought it would take about 15 years for build-out.

Commissioner Judd calculated the difference between the 90:10 and 50:50 ratios. He explained that it was a difference of .02. He voiced concern regarding the amount of residential. He said he did not want to see 90% residential. He was more comfortable with 80:20 in the TCS District and 75:25 in the TCMU District. The Commission discussed different ratios and the possible development in different areas.

Resident Marcus Jessop wondered if the planning commission and town council had the ability to adjust the ratios later on? Chairman Holdaway explained the process for an ordinance amendment.

Resident Christy Welsh asked about the estimated timing of built-out. She assumed that the type of people who would want to live in the TCS District were not typically the type of families who seemed to live in Utah County. She wondered who would be interested in that type of housing product. She wondered if there would be a lot of vacant housing in Vineyard. Chairman Holdaway explained there was an emerging society of people who did not want to take their car everywhere. Mr. Hutchings talked about the high housing standards and the interest of people who wanted to live in Vineyard. Commissioner Pace talked about the Envision Utah survey. Mr. Park talked about the product type and interest in it.

Chairman Holdaway asked for additional questions or comments. Hearing none, he called for a motion.

Motion: COMMISSIONER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 8:23 PM. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Commissioner Judd voiced concerns regarding the parking/traffic accommodations. Discussion continued regarding parking, traffic accommodations, and turn lanes.

Commissioner Judd reviewed prohibited uses. The Planning Commission agreed to add the fraternity/sorority houses, indoor/outdoor pet kennels as primary use, and principal use on detention center be added to the prohibited uses list.

Mr. Hutchings voiced concern regarding street construction specifications and suggested that the town pay for an engineer to design Main Street. He said they would like to get the road done as soon as possible. After some discussion, Mr. Hutchings said he was fine with how the section was written and realized that they should go to the RDA (Redevelopment Agency) Board.

Mr. Hutchings talked about the application process in reference to CC&Rs designated by the property owner. He asked that the land use authority require the land owner's approval to be verified before an application for a development could be considered complete. The Planning Commission, and town planner agreed that they needed to discuss the request with the town attorney before making a decision.

Mr. Hutchings suggested on Pages 23, 41 and 47 that the town planner be given the opportunity to modify the standards. When asked his opinion, Mr. Crane explained that if the town planner was to be given the ability to modify the standards, there needed to be a limit put on it. The Planning Commission thought the existing wording was sufficient and preferred. The Planning Commission asked Mr. Crane to meet with Mr. Hutchings to discuss possible changes to the document.

Motion: COMMISSIONER JUDD MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT AND REZONING WITH THE FOLLOWING STIPULATIONS:

- THE TOWN CENTER TCS DISTRICT HAVE MAXIMUM 80% RESIDENTIAL AND MINIMUM OF 20% COMMERCIAL
- THE TCMU DISTRICT HAVE MAXIMUM 75% RESIDENTIAL AND MINIMUM OF 25% COMMERCIAL
- TO INCLUDE THE 30% AS IS ON THE LAKEFRONT
- THE PRIMARY USE OF INDOOR/OUTDOOR PET KENNELS, PRIMARY USE OF FRATERNITY/SORORITY HOUSES, AND PRINCIPAL USE OF DETENTION CENTERS BE ADDED TO THE PROHIBITED USES LIST

COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

5.2 Public Hearing – Conditional Use Permit and Site Plan Application -

The Applicant, Rob Tubman of Vineyard Properties of Utah, is seeking approval of their Conditional Use Permit and Site Plan application for a 37,000 sq. ft. office/warehouse building located on Lot 7 of the Eastlake Industrial Business Park phase 1 Amended. The Planning Commission will review the Conditional Use and Site Plan applications and take appropriate action.

Motion: COMMISSIONER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 9:06 PM. COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Mr. Crane reviewed the details of a proposal for a site plan, and conditional use permit for an office warehouse building. He reviewed the details of the application and showed the elevations of the buildings. He said the north side would be visible from the street.

Leighton Jensen, representative of the owner, discussed the application. As requested, the owner discussed how the loading docks worked. Mr. Park noted that the owner had complied with their design requirements and that the HOA was very pleased with the design of the product.

Commissioner Pace asked if there were fencing guidelines in the CC&Rs for the HOA. Mr. Park did not think there were. Discussion ensued and it was determined that the applicant would not be required to use a specific type of fencing because none of the other neighboring owners were required.

Chairman Holdaway asked for public comment. Hearing none, he asked for a motion.

Motion: COMMISSION CHAIR HOLDAWAY MOVED TO CLOSE THE PUBLIC HEARING AT 9:14 PM. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

MOTION: COMMISSIONER WIXOM MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF A REQUEST FOR A SITE PLAN APPLICATION AND CONDITIONAL USE PERMIT FOR AN OFFICE WAREHOUSE IN THE I-1 DISTRICT SUBJECT TO THE FOLLOWING EIGHT STIPULATIONS AS RECOMMENDED BY STAFF:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED AUGUST 28, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
4. IN ACCORDANCE WITH SECTION 1514 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE CONDITIONAL USE PERMIT SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
5. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
6. ALL DRIVEWAYS SHALL BE SEPARATED BY A MINIMUM OF 150 FEET FROM INSIDE CURB TO INSIDE CURB FROM ALL ONSITE OR ADJACENT DRIVEWAYS. IF A DRIVEWAY IS SHARED A CROSS ACCESS EASEMENT FOR

THE EAST DRIVEWAY ON 1750 NORTH SHALL BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

7. A MINIMUM OF ONE PARKING ISLAND FOR EVERY 12 STALLS SHALL BE PROVIDED ON THE WEST SIDE OF THE BUILDING.
8. ALL PARKING SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 20 LANDSCAPING AND CHAPTER 19 PARKING OF THE VINEYARD TOWN ZONING ORDINANCE.

COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

5.3 Public Hearing - Conditional Use Permit -

A Public Hearing will be held to receive public comment on the proposed application. The applicant, Wayne Sorenson of MasterCraft is seeking approval of a Conditional Use Permit for Outdoor Boat Sales and Repair with Ancillary Sales on Lot 17, Eastlake at Geneva Industrial Business Park Phase 1 Amended. The Planning Commission will review and take appropriate action.

Motion: COMMISSIONER PACE MOVED TO OPEN PUBLIC HEARING AT 9:16 PM. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Upon request, Mr. Park mentioned that they had been working with the applicant to try to resolve some issues regarding outdoor storage and loading docks. He asked that the Planning Commission postpone approval until the issues were resolved.

Wayne Sorenson of Master Craft thought the issues had been resolved. Mr. Park noted that the issues regarding outdoor storage, access, and access points had yet to be resolved.

Mr. Crane mentioned that the Vineyard Code allowed the proposed use. He advised the Planning Commission to consider the comments made from the property owner. He said CC&Rs were more of a civil issue.

Chairman Holdaway asked for additional comments. Hearing none, he asked for a motion.

Motion: COMMISSION CHAIR HOLDAWAY MOVED TO CLOSE PUBLIC HEARING AT 9:25 PM. COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Motion: COMMISSIONER PACE MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF A REQUEST FOR SITE PLAN AND CONDITIONAL USE PERMIT FOR AN OFFICE WAREHOUSE IN THE I-1 DISTRICT SUBJECT TO THE SEVEN STIPULATIONS RECOMMENDED BY STAFF.

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN AND NARRATIVE DATED JULY 22, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.

2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
4. IN ACCORDANCE WITH SECTION 1514 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE CONDITIONAL USE PERMIT SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
5. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
6. SEPARATE WATER AND SEWER LINES SHALL BE PROVIDED TO THE BUILDING.
7. A REVISED FINAL PLAT SHALL BE RECORDED PRIOR TO BUILDING OCCUPANCY.

COMMISSIONER WIXOM SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Chairman Holdaway noted that he would report to the town council regarding the issues needing to be resolved.

5.4 Preliminary and Final Plan Approval - MGS Plat B -

The applicant is proposing a two-lot subdivision. Lot 1 is 1.33 Acres, and Lot 2 is 1.77 acres. The Planning Commission will review and take appropriate action.

Mr. Crane reviewed the details of the application and mentioned there were utility issues that needed to be resolved.

Commissioner Pace wondered if the easement on the south side was sufficient. Mr. Crane said it was a typical easement. Mr. Sorenson with MasterCraft noted that the HOA would like to see direct access to 1600 North and the plat needed to reflect the access.

Mr. Park noted there were CC&R issues. He said they always envisioned large lots in the Eastlake Industrial Park and never thought lots would be split. He asked that the Planning Commission not approve it until they came to terms on how the lot should be split. He said it created access and utility issues. He said it did not currently conform to the CC&Rs for the Eastlake Industrial Park. Mr. Park asked the Planning Commission to postpone approval until an agreement was reached.

Mr. Sorenson explained that the lot was unique. He said there were currently two lots and essentially the lot lines were just being changed.

Mr. Overson preferred an easement rather than an additional access point.

Mr. Sorenson asked for approval stipulated by an agreement with the HOA Board.

Discussion ensued regarding sufficient parking and lot lines.

Motion: COMMISSIONER PACE MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE MGS SUBDIVISION PLAT B SUBJECT TO THE FOLLOWING THREE STIPULATIONS RECOMMEND BY STAFF:

1. THE FINAL PLAT SHALL BE IN CONFORMANCE WITH THE APPLICATION DATE STAMPED AUGUST 28, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. PRIOR TO OCCUPANCY OF THE BUILDING ON LOT 2 SEPARATE UTILITIES SHALL BE EXTENDED TO THE BUILDING ON LOT 2 AND THE FINAL PLAT SHALL BE RECORDED.
3. PRIOR TO RECORDATION THE FINAL PLAT SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER.

COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

PLANNING COMMISSION MEMBERS' REPORTS

None

STAFF REPORTS

Nathan Crane, Town Planner - Mr. Crane thanked the Planning Commission for everything.

Don Overson, Town Engineer - Mr. Overson had no new items to report.

ADJOURNMENT

Commission Chair Holdaway adjourned the meeting by consent at 9:32 PM. The next meeting is scheduled to be held on September 16, 2015.

MINUTES APPROVED ON: December 16, 2015

CERTIFIED CORRECT BY: /s/ Kinsli McDermott

K. MCDERMOTT, DEPUTY RECORDER